

134.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

863,800 /

863,800

USE VALUE:

863,800 /

863,800

ASSESSED:

863,800 /

863,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

Total Card / Total Parcel

863,800 /

863,800

No	Alt No	Direction/Street/City
16		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PABLA JASPAL/ETAL	
Owner 2: PABLA GURINDER K	
Owner 3:	

Street 1: 16 MENOTOMY ROCKS DRIVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 8,994 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Vinyl Exterior and 2336 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	8994
	Sq. Ft.
	Site
	0
	80. 0.77 9

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8994.000	311,700	200	551,900	863,800		86524
							GIS Ref
							GIS Ref
							Insp Date
							06/13/18

Total Card	0.206	311,700	200	551,900	863,800	Entered Lot Size
Total Parcel	0.206	311,700	200	551,900	863,800	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	369.78	/Parcel:	369.7	Land Unit Type:

PREVIOUS ASSESSMENT							Parcel ID	134.0-0005-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	311,700	200	8,994.	551,900	863,800	863,800	Year End Roll 12/18/2019
2019	101	FV	263,600	300	8,994.	517,400	781,300	781,300	Year End Roll 1/3/2019
2018	101	FV	263,600	0	8,994.	427,700	691,300	691,300	Year End Roll 12/20/2017
2017	101	FV	263,600	0	8,994.	393,200	656,800	656,800	Year End Roll 1/3/2017
2016	101	FV	263,600	0	8,994.	358,700	622,300	622,300	Year End 1/4/2016
2015	101	FV	244,100	0	8,994.	351,800	595,900	595,900	Year End Roll 12/11/2014
2014	101	FV	244,100	0	8,994.	327,000	571,100	571,100	Year End Roll 12/16/2013
2013	101	FV	244,100	0	8,994.	311,100	555,200	555,200	12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
GAMBUCCI GERALD	24434-114		4/6/1994		263,000	No	No	Y				

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									6/13/2018	Inspected	BS	Barbara S
									5/25/2018	MEAS&NOTICE	HS	Hanne S
									11/12/2008	Meas/Inspect	163	PATRIOT
									11/9/1999	Meas/Inspect	256	PATRIOT
									1/1/1982		KM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8994		Sq. Ft.	Site		0	80.	0.77	9									551,857						551,900	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 18 - Raised Ranch	1	Rating: Good															
Sty Ht: 1 - 1 Story		Rating:															
(Liv) Units: 1	Total: 1	Rating: Average															
Foundation: 1 - Concrete		Rating:															
Frame: 1 - Wood		Rating: Average															
Prime Wall: 4 - Vinyl		Rating:															
Sec Wall: %		Rating:															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C+ - Average (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1968	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other									
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	9	4						
Sec Int Wall: %				Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: %								Plumbing:									
Bsmnt Flr: 4 - Carpet								Electric:									
Subfloor:								Heating:									
Bsmnt Gar: 2								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: %																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 134.0-0005-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	6X10	A	AV	1980	6.00	T	31.2	101			200		200
More: N	Total Yard Items:	200	Total Special Features:		Total:	200											
IMAGE AssessPro Patriot Properties, Inc																	
																	